

INDIAN SHORES

19305 Gulf Boulevard, Indian Shores, FL 33785

www.myindianshores.com

Ph 727.595.4020 Fax 727.596.0050



*** PUBLIC MEETING ***

PLANNING, ZONING AND BUILDING COMMITTEE MEETING AGENDA

TUESDAY, AUGUST 12, 2025, BEGINS AT 4:00 P.M.

INDIAN SHORES MUNICIPAL CENTER, 4TH FLOOR

(PLEASE SILENCE ALL CELL PHONES AND LIMIT PUBLIC COMMENTS TO 3 MINUTES.)

ITEM #	AGENDA ITEM
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1.0 Consideration of approving the August 12, 2025, Planning, Zoning and Building (PZB) Committee Meeting agenda.

2.0 Comments from the public on any agenda item.

3.0 Consideration of approving the July 8, 2025, PZB Committee Meeting minutes. (Ref. pgs.: 1-5)

4.0 Quasi-Judicial announcement and administration of Oath to those testifying in the hearing.

5.0 **PUBLIC HEARING: Quasi-Judicial.** (Ref. pgs.: 6-21)

Consideration of a request for a Site Plan Review from Indian Pass Village Co., to expand a paid-to-park parking lot from 26 spaces to 52 spaces located at 19455 Gulf Boulevard, Indian Shores, FL 33785, Parcel ID # 30-30-15-17874-000-0060.

6.0 **PUBLIC HEARING: RESOLUTION NO. 16-2025** (Ref. pgs.: 22-23)

A RESOLUTION OF THE TOWN OF INDIAN SHORES, FLORIDA, ADOPTING A PRIVATE PROVIDER FEE FOR THE BUILDING DEPARTMENT; ADOPTING FINDINGS WITH RESPECT TO THE REASONABLENESS OF SUCH FEES; PROVIDING FOR REPEAL OF RESOLUTIONS OR PARTS OF RESOLUTIONS INCONSISTENT HEREWITHE; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

7.0 PZB Committee Members' comments on any subject.

8.0 Meeting adjournment.

Freddie Lozano, CMC
Town Clerk

Any person who decides to appeal any decision of the Planning, Zoning and Building Committee and the Town Council with respect to any matter considered at any such meeting will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes that testimony and evidence upon which the appeal is to be based.

Any person with a disability requiring reasonable accommodation to participate in this meeting should contact the Town Clerk's office with your request within 24 hours prior to the start of the meeting. Phone 727.595.4020, Fax 727.596.0050

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*** PUBLIC MEETING ***

PLANNING, ZONING AND BUILDING (PZB) COMMITTEE MEETING MINUTES TUESDAY, JULY 8, 2025, BEGAN AT 4:00 P.M. INDIAN SHORES MUNICIPAL CENTER, 4TH FLOOR

The Meeting convened at 4:00 pm.

Those present: PZB Committee Chair Vice Mayor Ellen Bauer, PZB Committee Vice Chair Councilor Mark Housman, PZB Committee Citizen Member Claudia Riva, PZB Alternate Citizen Members Sue Deasy and Carla Bolling, and Town Attorney Daniel Lewis

Also present: Town Administrator Tina Porter, Finance Director Amy Lockhart, Town Clerk Freddie Lozano, Admin. Assistant to Town Clerk Ashley Ierna, Elisa LaBram of Labram Homes, and Jesse Eliassen of Jae Carbon, LLC.

Those absent: None

ITEM # AGENDA ITEM

1.0 Consideration of approving the July 8, 2025, Planning, Zoning and Building (PZB) Committee Meeting agenda.

Motion by PZB Committee Citizen Member (CM) Riva – seconded by **Vice Chair Housman** to approve the PZB Committee Meeting agenda for July 8, 2025. **All Ayes. Motion carried 3-0.**

2.0 Comments from the public on any agenda item. None.

3.0 Consideration of approving the June 10, 2025, PZB Meeting minutes.

Motion by PZB Committee Citizen Member (CM) Riva – seconded by **PZB Committee Vice Chair Housman** to approve the PZB Committee Meeting Minutes of June 10, 2025. **All Ayes. Motion carried 3-0.**

Chairperson Bauer and **Vice Chair Housman** recused themselves from the dais and the Alternate PZB Committee Members assumed their seats.

4.0 Quasi-Judicial announcement and administration of Oath to those testifying in the hearing.

The Town Attorney made the quasi-judicial announcement and rules of procedure.

The Town Clerk administered the Oath to the Building Official and the representatives for each site plan, Ms. LaBram and Mr. Eliassen.

The Committee Members confirmed to the Town Attorney that they had no conflicts of interest or prior ex parte communications about the site plan that would prevent them from making an impartial decision during the hearing.

5.0 PUBLIC HEARING: Quasi-Judicial

Consideration of a request for a Site Plan Review from Braun-Diaz, Cherie C Tre Braun-Diaz, Cherie C Rev Trust, to construct a single-family home with two (2) floors over parking on the property located at 19101 Gulf Boulevard, Indian Shores, FL 33785, Parcel ID # 30-30-15-34722-002-0210.

The Building Official summarized that the proposed building is consistent with the Indian Shores streetscape program. It includes a subsurface stormwater management system designed to treat the first inch of stormwater runoff and handle roof drainage, in compliance with Town code. Silt fencing will be installed for erosion control during construction. The site plan review requirements, including site, grading, drainage, structural, and setback details were provided. Based on this review, the Building Official recommended approval, stating the site plan meets or exceeds all applicable Town code requirements for the Town Square Planning Area.

CM Deasy understood that the site plan met the Building and Town code requirements but asked if the Building Official had other concerns.

The Building Official stated that the new building will be an improvement over the previous structure and will be elevated out of flood levels. He noted a minor concern regarding the limited space around the property with regards to the placement of construction materials and construction vehicles. While confident that the builders will manage the situation responsibly, he also mentioned coordinating with the Indian Shores Police Department if traffic disruptions arise.

For the record, the **Building Official** confirmed his job title and credentials to the Town Attorney.

Motion by **CM Riva** – seconded by **CM Bolling** to accept the Town's file into the record. **All Ayes. Motion carried 3-0.**

CM Riva opened the hearing for public comments.

Lorraine Menchise, 19111 Vista Bay Drive, raised two concerns regarding the proposed development at the corner of Gulf Boulevard and 191st Avenue. First, she mentioned that the planned magnolia tree and shrubs near the 10-foot setback might obstruct visibility for pedestrians and bicyclists at the corner. Second, she voiced concern about potential parking issues if guests of the property park along 191st Avenue, which could hinder traffic flow in and out of the street. She urged the Committee to carefully consider these issues before making a final decision.

Peter Morell, 19115 Gulf Blvd., asked whether there will be any electric vehicles (EVs) at the new property that would impact the local electrical grid, which would require an upgrade from a 110-amp to a 200-amps or more. His concern was whether the increased load would affect the existing electrical system in the area.

The Building Official replied that EV-related concerns would be handled by Duke Energy.

Ms. LaBram confirmed that her clients do not have EVs included in their current plans.

The Building Official clarified that 193rd Street is a no-parking zone on both sides, but nearby parking is available at the Community Garden and at Nature Park for visitors. He noted that the Town code only requires two parking spaces for this type of structure, with no requirement to provide additional guest parking. The property meets all parking requirements under the town ordinance.

Motion by **CM Riva** – Seconded by **CM Deasy** to recommend Council approval of the 19115 Gulf Blvd. site plan review. **All Ayes. Motion carried 3-0.**

Motion by **CM Riva** – Seconded by **CM Bolling** to close the public hearing after no additional comments were made. **All Ayes. Motion carried 3-0.**

6.0 PUBLIC HEARING: Quasi-Judicial

Consideration of a request for a Site Plan Review from Scott McDonald, Doris Ortiz, to construct a single-family home with two (2) floors over parking on the property located at 18515 Gulf Boulevard, Indian Shores, FL 33785, Parcel ID # 30-30-15-00000-330-0900.

The Committee Members confirmed to the Town Attorney that they had no conflicts of interest or prior ex parte communications about the site plan that would prevent them from making an impartial decision during the hearing.

The Building Official summarized his findings in a letter of recommendation for approval of the site plan, which meets or exceeds the Town code requirements for stormwater management system, drainage, grading, structural, and setback requirements. Silt fencing will be installed for erosion control during construction. He noted that this project was previously granted a variance for the side setbacks and building height.

For the record, the **Building Official** confirmed his job title and credentials to the Town Attorney.

CM Riva asked whether the garage and carport facing Gulf Boulevard would present an issue, as previous approvals in the same area required access from the rear, not directly from Gulf.

The Building Official responded that in this case, vehicles will enter from the front and won't need to access the property from behind. He added that the turning radius allows for a three-point turn so vehicles can exit Gulf Boulevard facing forward.

CM Deasy asked the **Building Official** if he had any concerns about this site plan.

The Building Official again mentioned the limited space on the site, which will make it challenging for the builder to store materials and set up construction equipment. With houses on both sides and restricted parking, there may be times when a lane of Gulf Boulevard will need to be temporarily closed. These closures will be coordinated with the police department, using either police patrols or a private flagging company to manage traffic and pedestrian safety.

CM Riva asked whose responsibility it is to make sure the seawall is fine.

Scott McDonald, 18515 Gulf Blvd., replied that it is in good shape and noted the seawall was refurbished in 2020 and that the dock is made of composite materials.

Peter Morell, 19115 Gulf Blvd., asked whether there will be any electric vehicles (EVs) at the new property that would impact the local electrical grid (same question asked for the 19101 Gulf Blvd. site plan).

Mr. Eliassen replied, to his knowledge, there is no need for an electrical grid upgrade. They will work with the energy company if needed.

Motion by **CM Riva** – seconded by **CM Bolling** to close the public comments after no additional comments were made. **All Ayes. Motion carried 3-0.**

Motion by **CM Riva** – seconded by **CM Deasy** to recommend Council approval of the 18515 Gulf Blvd. site plan review. **All Ayes. Motion carried 3-0.**

Motion by **CM Riva** – seconded by **CM Deasy** to close the public hearing. **All Ayes. Motion carried 3-0.**

Chairperson, Vice Mayor Bauer and **Vice Chair, Councilor Housman** resumed their seats at the dais to finish the meeting.

7.0 PZB Members' comments on any subject. None.

8.0 Meeting adjournment.

Motion by **Chairperson Bauer** – seconded by **Vice Chair** Housman to adjourn the meeting at 4:30 pm. **All Ayes.** **Motion carried 3-0.**

Freddie Lozano, CMC
Town Clerk



INDIAN SHORES BUILDING DEPARTMENT

July 17, 2025

Planning, Zoning and Building Committee and Town Council
Town of Indian Shores
19305 Gulf Blvd.
Indian Shores, Florida 33785

Subject: Site Plan Review for 19455 Gulf Blvd.
Parcel Number 30-30-15-17874-000-0060
Pay to Park Lot

Dear PZB Committee and Town Council Members,

As Building official for the town of Indian Shores I have completed the review of the submitted site plans for the construction/expansion of a pay to park lot.
Located at 19455 Gulf Blvd.

The property was a commercial Plaza; the existing building was demolished, and it is currently a pay to park lot, based on the plans and survey, the proposed expanded parking lot can be constructed. The applicant's design and construction team consist of:

Property Owner: Indian Pass Village Company
Engineer Jeremy Lunsford P.E. From George F. Young

Plan sets and electronic data we're submitted for this site plan review process by the applicant's Engineer as identified above, the layout and the appearance for this project fits within the property and surrounding area, the project presents a clean look.

The parking lot will blend in nicely with Indian Shores streetscape program.

Drainage will be accommodated by the construction of a surface stormwater management system to treat the first one inch of storm water per town code.
Erosion control with silt fencing during construction.
Requirements for site plan review per town code have been addressed on the plan sheets for site, grading, drainage.

INDIAN SHORES BUILDING DEPARTMENT

PZB Committee Meeting Materials Packet Reference.

The following site breakdown table shows how the project compares to the Town Code requirements

Site Breakdown

Description	Existing	Proposed
Total Lot Area (square feet)	32,998	32,998
Parking spaces	26	52
Number of parcels	1	1
All Parking at ground level	26	52
Side Setbacks (feet)	6 feet north 9 foot 6 inches south	6 feet north 9 foot 6 inches south
Front Setbacks (feet)	18	18
Drainage Retention	1 inch	1 inch

Based on my review the proposed site plan meets or exceeds town code requirements of Indian Shores.

As building official I recommend approval of the site plan for 19455 Gulf Blvd.

Sincerely,



Brian Rusu

Brian Rusu CBO, CFM
Building Official – Floodplain Administrator
Building, Zoning & Code Enforcement Director
Town of Indian Shores
19305 Gulf Blvd 33785
Phone: 727-474-7785
Fax: 727-596-0050
Website <http://www.myindianshores.com/2229/Building-Department>

INDIAN SHORES

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July 25, 2025

Dear Indian Shores Property Owner:

The Planning, Zoning, and Building (PZB) Committee of Indian Shores, Florida will hold a Quasi-Judicial Public Hearing on Tuesday, August 12, 2025, at 4:00 P.M., for a site plan review request for recommendation and consideration of Council approval for the property located at 19455 Gulf Boulevard, Indian Shores, Florida. The hearing will be at the Indian Shores Municipal Center located at 19305 Gulf Boulevard, 4th Floor Council Chambers, Indian Shores, Florida. If the site plan is approved, the PZB Committee will make a recommendation to the Town Council for consideration of approval, which will be heard at a second Quasi-Judicial Public Hearing at the Regular Town Council Meeting scheduled on the same day, August 12, 2025, at the same location beginning at 5:01 P.M.

PUBLIC HEARING:

Quasi-Judicial

Consideration of a request for a Site Plan Review from Indian Pass Village Co., to expand a paid-to-park parking lot from 26 spaces to 52 spaces located at 19455 Gulf Boulevard, Indian Shores, FL 33785, Parcel ID # 30-30-15-17874-000-0060.

All interested parties are invited to attend.

This notice is possibly being sent to you as a condominium officer. If you are now or have ever been an officer, please see to it that this notice is disseminated to the members of your association so they may participate.

If the constituency of your Condominium board has changed, please keep the Town Clerk informed of the new members so that we may better serve you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Freddie Lozano".

Freddie Lozano, CMC
Town Clerk

INDIAN SHORES



19305 Gulf Boulevard, Indian Shores, FL 33785

www.myindianshores.com | Ph: 727.595.4020 | Fax: 727.596.0050

AFFIDAVIT OF MAILING:

State of Florida

County of Pinellas

I, Yvonne Williams, Building Permit Tech of the Town of Indian Shores, Florida, the 25 day of July, 2025, mailed the Notice of a Public Quasi-Judicial Hearing by the Board of Adjustment and Appeals, scheduled on August 12, 2025, beginning at 3:00pm on the 4th Floor Council Chambers at the Indian Shores Municipal Center, 19305 Gulf Blvd., Indian Shores, FL 33785.

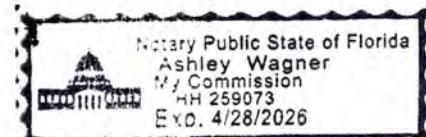
Attached:

1. The notice detailing the variance request for the property located at 19455 Gulf Blvd., Indian Shores, FL 33785.
2. A list of adjacent property owners and/or registered agents the notice was mailed to.

Yvonne Williams
Signature of Affiant

SUBSCRIBED AND SWORN TO, OR AFFIRMED, before me on this 5th day of August, 2025, by Yvonne Williams.

Ashley Wagner
Signature of Officer Administering Oath or of Notary Public



TAHITIAN TOWERS PROP LTD
C/O MR JOE TAWIL
19450 GULF BLVD STE A
INDIAN SHORES, FL 33785-2212

TAHITIAN TOWERS INC
C/O QUALIFIED PROPERTY MGMT INC
5901 US HWY 19 STE 7Q
NEW PORT RICHEY, FL 34652-2940

DEL MAR WEST CONDO ASSN INC
P.O. BOX 1294
TARPON SPRINGS, FL 34688-1294

CHATEAUX A CONDOMINIUM INC
C/O LEADING EDGE CAM
901 N HERCULES AVE STE A
CLEARWATER, FL 33765-2031

FLA WEST GOLF FLA INC
PO BOX 20055
BRADENTON, FL 34204-0055

DEL MAR WEST CONDO ASSN INC
FRANKLY COASTAL PROPERTY MGMT,
LLC
1400 LAKE TARPON AVE
TARPON SPRINGS, FL 34689

CHATEAUX A CONDOMINIUM INC
QUAST, SHANNON
326 WINDRUSH BLVD UNIT 1B
INDIAN ROCKS BEACH, FL 33785

LAS OLAS CONDOMINIUM INC
CONDOMINIUM MGMT GROUP
7800 66TH ST N STE 205
PINELLAS PARK, FL 33781-2101

TOLLEY, RONALD RYAN
19501 GULF BLVD
INDIAN SHORES, FL 33785-2218

BAREFOOT BEACH RESORT INDIAN
SHORES CONDO ASSN INC
19417 GULF BLVD
INDIAN SHORES, FL 33785-2216

LAS OLAS CONDOMINIUM INC
STEVE MEZER, PA
1511 N. WESTSHORE BLVD.
SUITE #1000
TAMPA, FL 33607

BAYSHORE YACHT AND TENNIS CLUB
CONDO ASSN INC
C/O MANAGEMENT OFFICE
7904 WEST DR
NORTH BAY VILLAGE, FL 33141-5592

BAREFOOT BEACH RESORT INDIAN
SHORES CONDO ASSN INC
C/O ASSOCIA GULF COAST
9887 4TH ST N STE 104
ST PETERSBURG, FL 33702-2521

AVRA HOMEOWNER'S ASSN INC
19505 GULF BLVD
INDIAN SHORES, FL 33785-2208

BAYSHORE YACHT AND TENNIS CLUB
CONDO ASSN INC
GASTESI LOPEZ MESTRE & COBIELLA, PLLC
8105 NW 155TH STREET
MIAMI LAKES, FL 33016

AVRA HOMEOWNER'S ASSN INC
BAMIS, GEORGE, ESQ.
625 COURT STREET
CLEARWATER, FL 33756

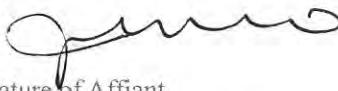
Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jean Mitotes who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter NOTICE OF QUASI-JUDICIAL PUBLIC HEARING was published in said newspaper by print in the issues of 07/30/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



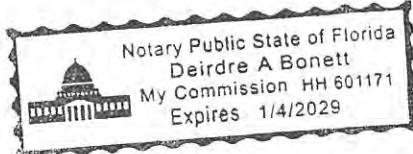
Signature of Affiant _____

Sworn to and subscribed before me this 07/30/2025

Signature of Notary of Public

Personally known or produced identification.

Type of identification produced _____

LEGAL NOTICE

TOWN OF INDIAN SHORES NOTICE OF QUASI-JUDICIAL PUBLIC HEARING

The Planning, Zoning, and Building (PZB) Committee of Indian Shores, Florida will hold a Quasi-Judicial Public Hearing on Tuesday, August 12, 2025, beginning at 4:00 PM., for a site plan review request for recommendation and consideration of Town Council approval for the property located at 19455 Gulf Boulevard, in Indian Shores, Florida. The hearing will be at the Indian Shores Municipal Center located at 19305 Gulf Boulevard, 4th Floor Community Center, Indian Shores, Florida. The PZB Committee will make recommendations to the Town Council for consideration of approval if the site plan meets the necessary requirements pursuant to the Town's building code requirements. The recommended site plan will then be heard at a second Quasi-Judicial Public Hearing at the Regular Town Council Meeting scheduled on the same day, August 12, 2025, at the same location beginning at 5:01 PM.

PUBLIC HEARING:

Quasi-Judicial

Consideration of a request for a Site Plan Review from Indian Pass Village Co., to expand a paid-to-park parking lot from 26 spaces to 52 spaces located at 19455 Gulf Boulevard, Indian Shores, FL 33785, Parcel ID # 30-30-15-17874-000-0060.

Any person who decides to appeal any decision of the Planning, Zoning, and Building Committee and the Town Council with respect to any matter considered at any meeting will need a record of the proceedings and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes that testimony and evidence upon which the appeal is to be based.

Any person with a disability requiring reasonable accommodation to participate in this meeting should contact the Town Clerk's Office with your request.

Phone: 727-595-4020
Fax: 727-596-0050

Freddie Lozano, Town Clerk
Town of Indian Shores, FL

7/30/2025 jb

47454-1

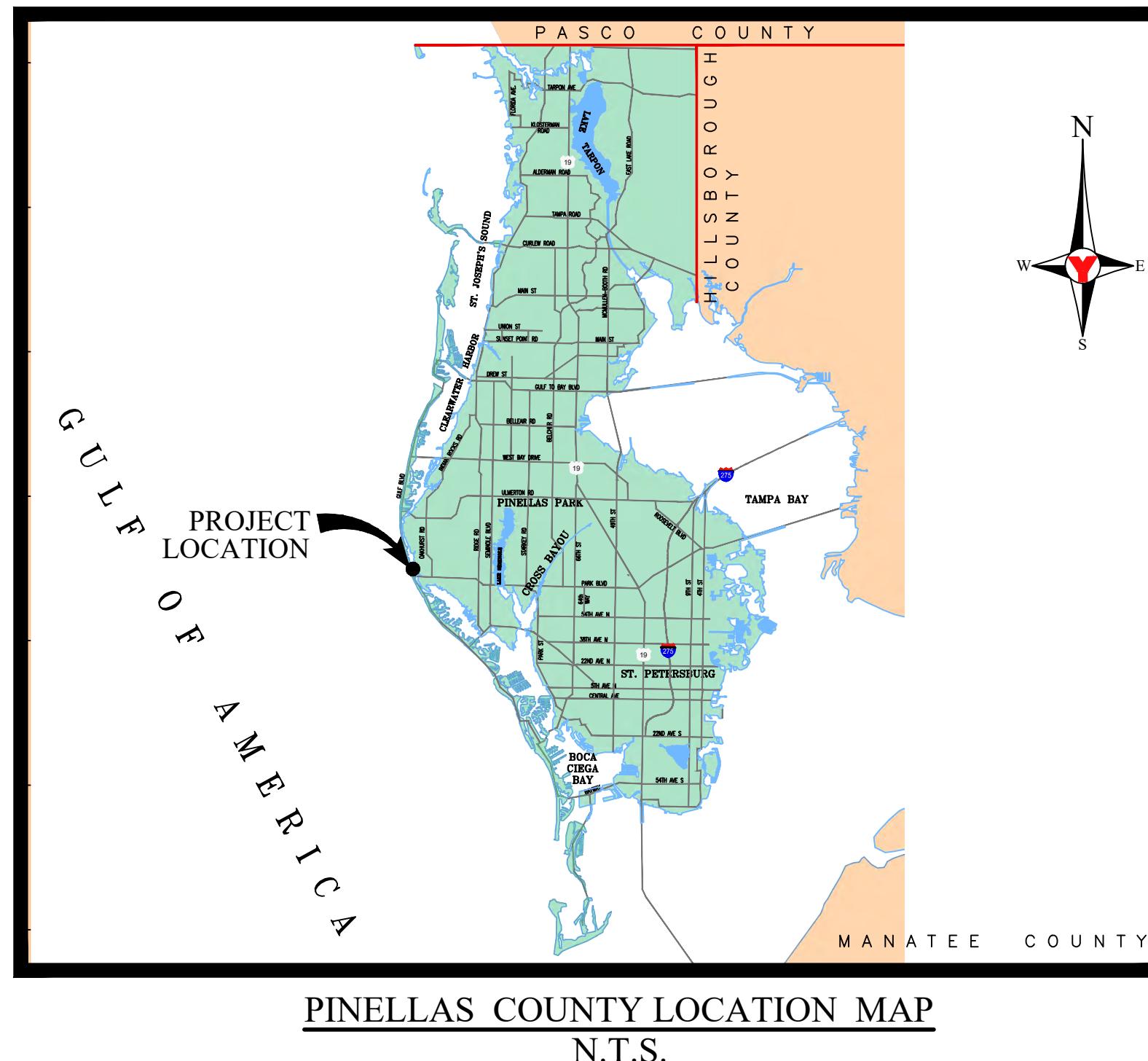


INDIAN PASS VILLAGE

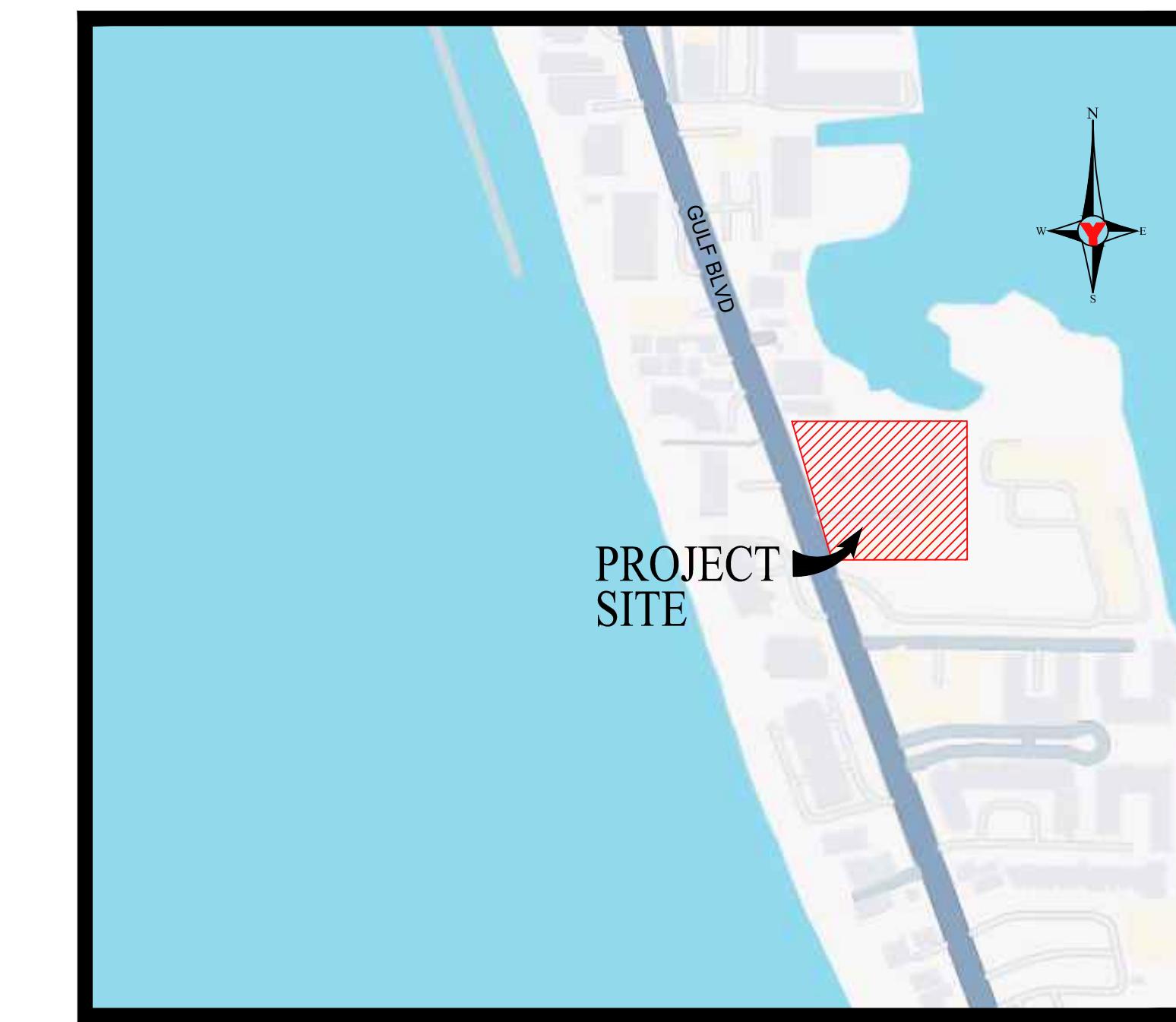
19455 GULF BOULEVARD
INDIAN SHORES, FL 33785

30-30-15-17874-000-0060
CONSTRUCTION PLANS

SECTION 30, TOWNSHIP 30 SOUTH, RANGE 15 EAST



Sheet List Table	
Sheet Number	Sheet Title
C00.0	COVER
C01.0	GENERAL NOTES
C02.0	EXISTING CONDITIONS
C03.0	DEMOTITION AND EROSION CONTROL
C04.0	SITE PLAN
C05.0	PAVING, GRADING AND DRAINAGE PLAN
C06.0	DETAILS
C06.1	DETAILS



PROJECT CONTACT LIST:

SITE OWNER/DEVELOPER: FLA GOLF WEST FLORIDA, INC
19455 GULF BLVD
INDIAN SHORES, FL 33785
PHONE: (727) 460-1523

GEORGE SCHIAVONE
EMAIL: info@smugglersgolf.com

CIVIL ENGINEERING: GEORGE F. YOUNG, INC.
299 DR. MARTIN LUTHER KING JR. ST. N.
ST. PETERSBURG, FLORIDA 33701
PHONE: (727) 822-4317
FAX: (727) 822-2919

TIM RANKIN
EMAIL: trankin@georgefyoun.com

SURVEYOR: GEORGE F. YOUNG, INC.
299 DR. MARTIN LUTHER KING JR. ST. N.
ST. PETERSBURG, FLORIDA 33701
PHONE: (727) 822-4317
FAX: (727) 822-2919

TREVOR HATCH
EMAIL: thatch@georgefyoun.com



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CALL 811 OR 800-432-4770
THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE
LOCATION, TYPE, MATERIAL AND DEPTH OF ALL UTILITIES IN
THE AREA OF THIS PROJECT (ABOVE AND BELOW GROUND).
CONTRACTOR SHALL NOTIFY UTILITY OWNER(S) 48 HOURS
PRIOR TO BEGINNING WORK. CONTRACTOR TO NOTIFY
ENGINEER OF RECORD OF ANY POTENTIAL UTILITY
CONFLICTS PRIOR TO ANY CONSTRUCTION ACTIVITIES.

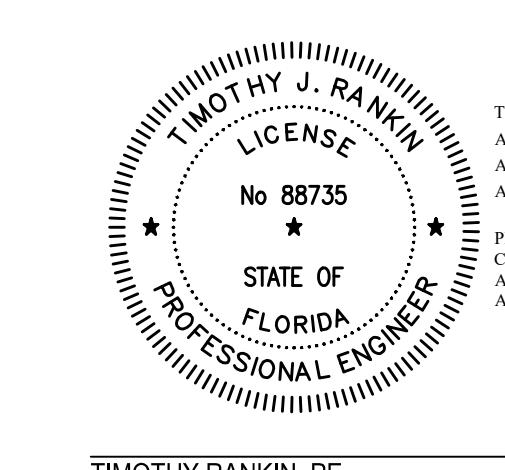
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DESIGN OF THIS
PROJECT, AS PREPARED UNDER MY PERSONAL DIRECTION AND CONTROL, COMPLIES WITH ALL
APPLICABLE STANDARDS.

THESE PLANS ARE IN COMPLIANCE WITH THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR
DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" AS ADOPTED BY
THE FLORIDA DEPARTMENT OF TRANSPORTATION PURSUANT TO SUBSECTIONS 335.075(1) AND
(4), FLORIDA STATUTES AND THE COUNTY LAND DEVELOPMENT REGULATIONS.

THESE PLANS ARE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (A.D.A.)
MANUAL, AT CURBS, GUTTERS, SIDEWALKS, INTERSECTIONS, ETC.

THESE PLANS ARE IN COMPLIANCE WITH THE FLORIDA ACCESSIBILITY CODE AT CURBS,
GUTTERS, SIDEWALKS, INTERSECTIONS, ETC.

WATER MAINS AND HYDRANTS SHALL BE COMPLETED AND SERVICE PRIOR TO COMMENCING
VERTICAL CONSTRUCTION ON ANY BUILDING OR BRINGING COMBUSTIBLE STOCK ON SITE.



TIMOTHY RANKIN, PE
No. 88735
DATE

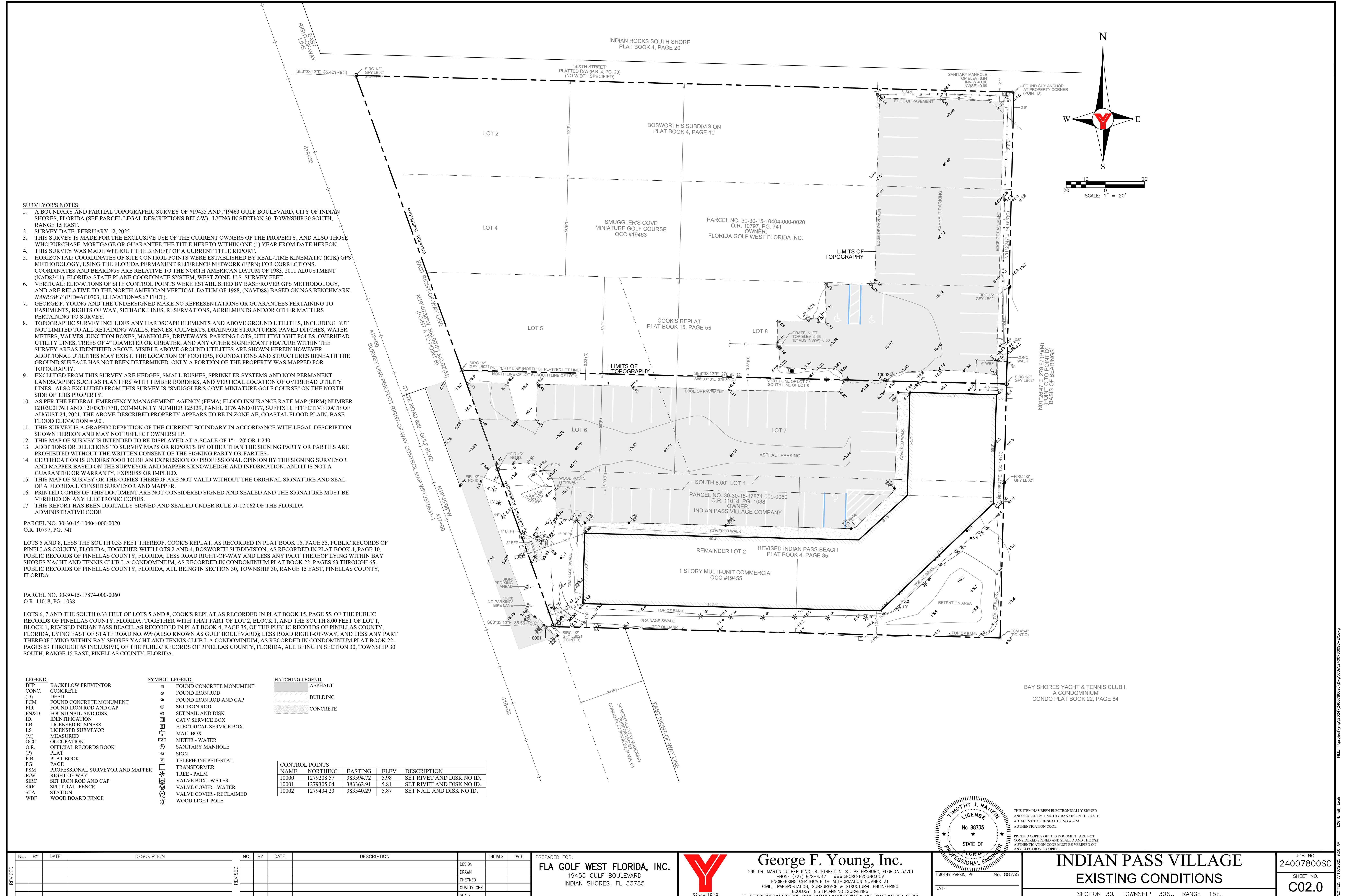
INDIAN PASS VILLAGE
FLA GOLF WEST FLORIDA, INC
CONSTRUCTION PLANS

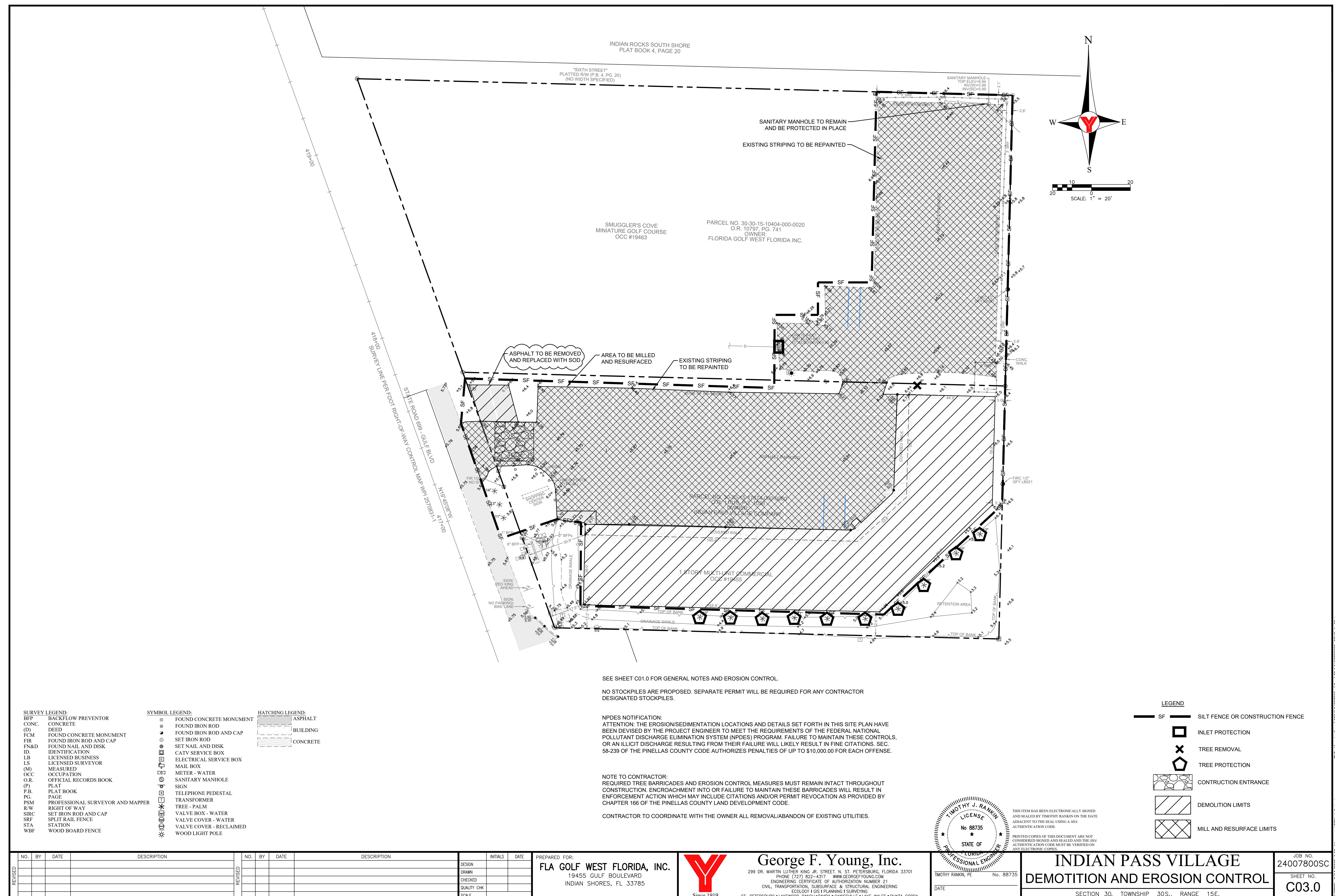
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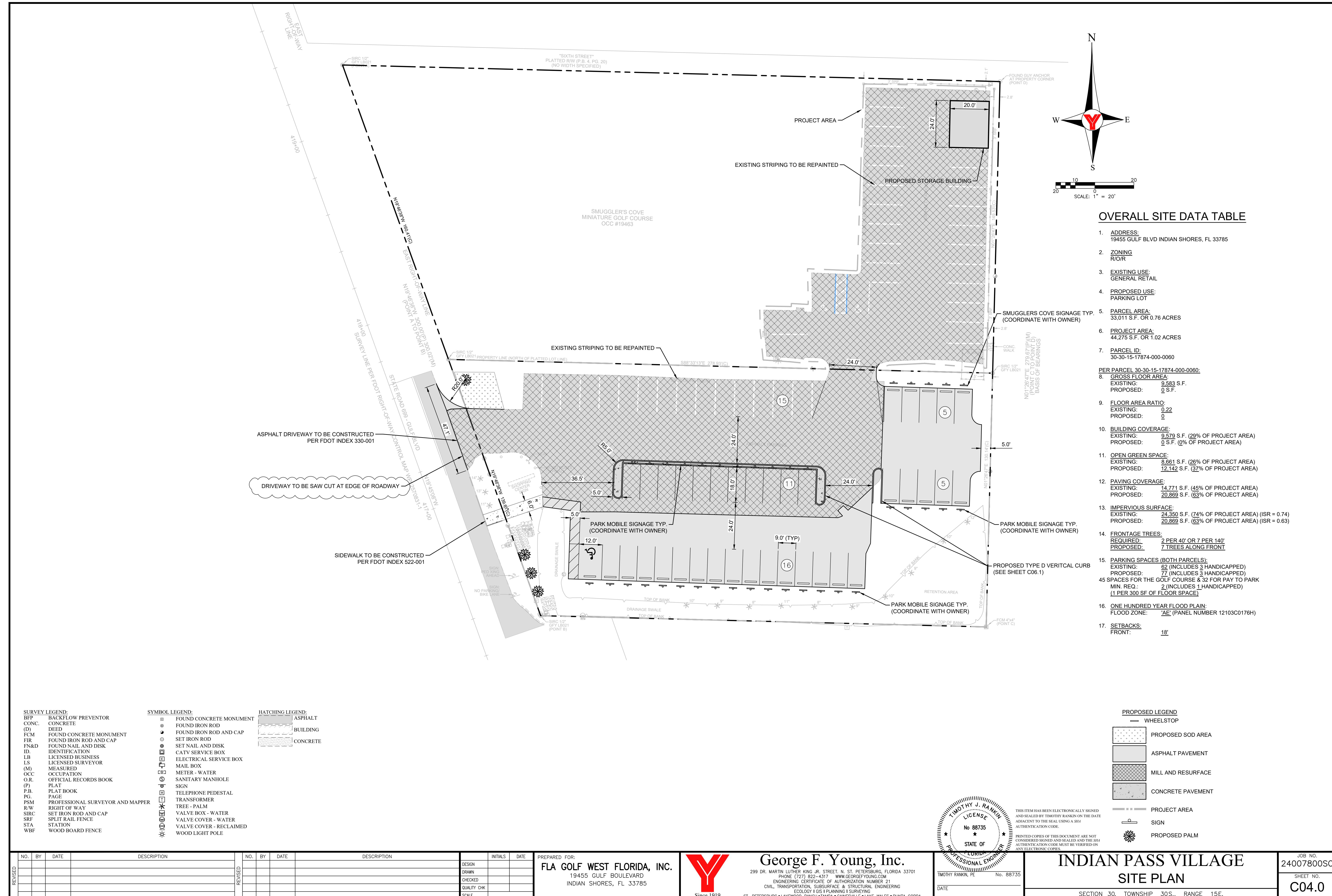
FOR AGENCY USE

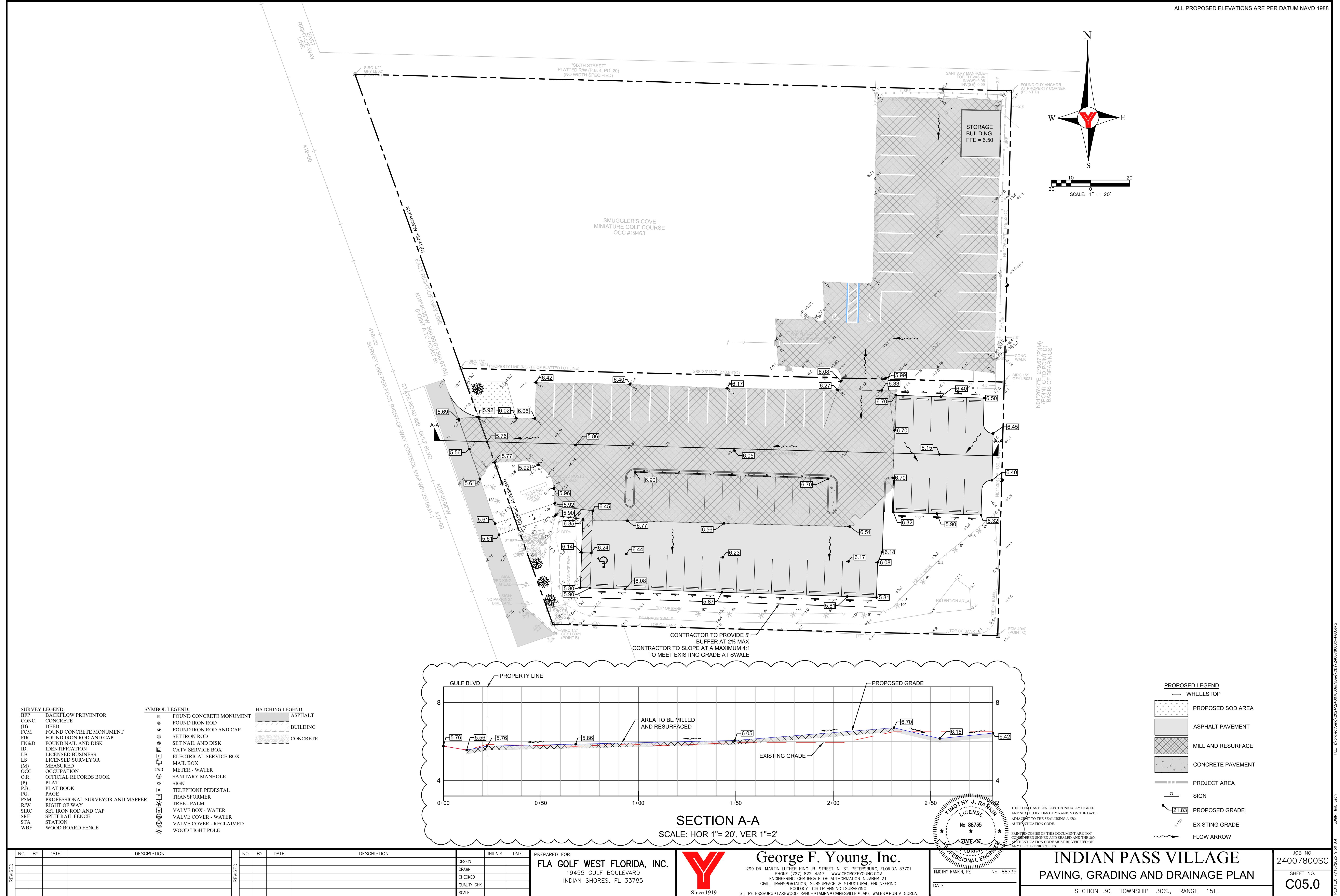
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DRAINAGE PERMIT NUMBER: 2025-D-799-00023
STATE ROAD ID: 15140000
STATE ROAD NUMBER: 4.399-4.422
ACCESS CLASSIFICATION: 7
POSTED SPEED: 30 MPH

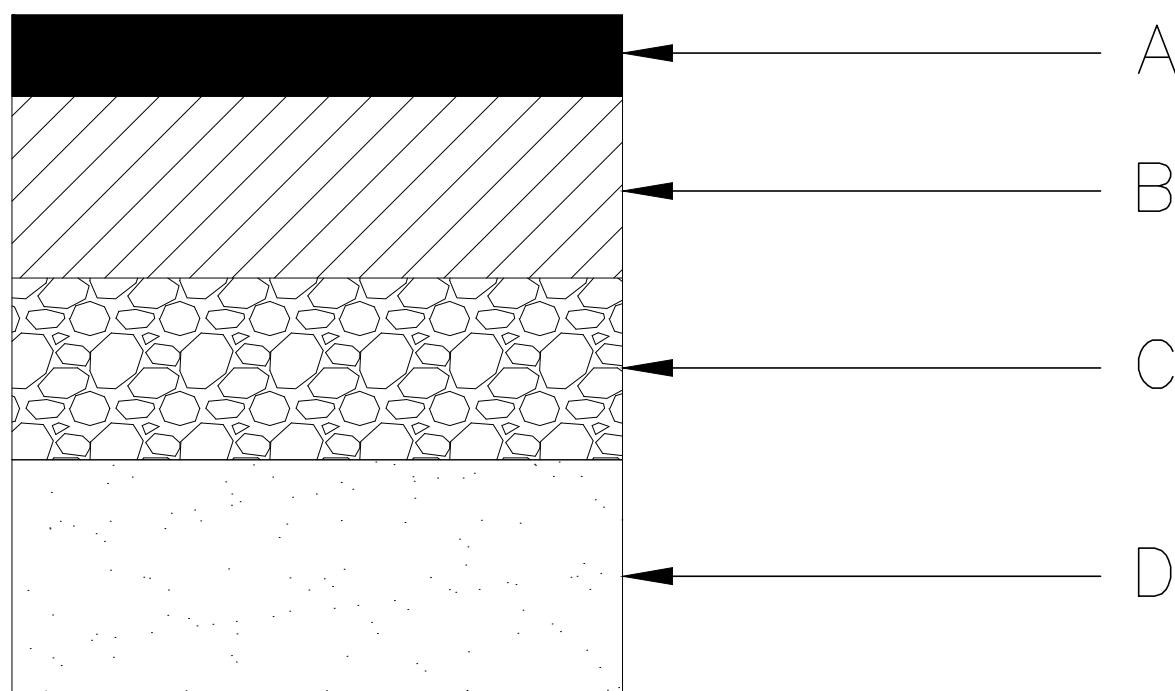
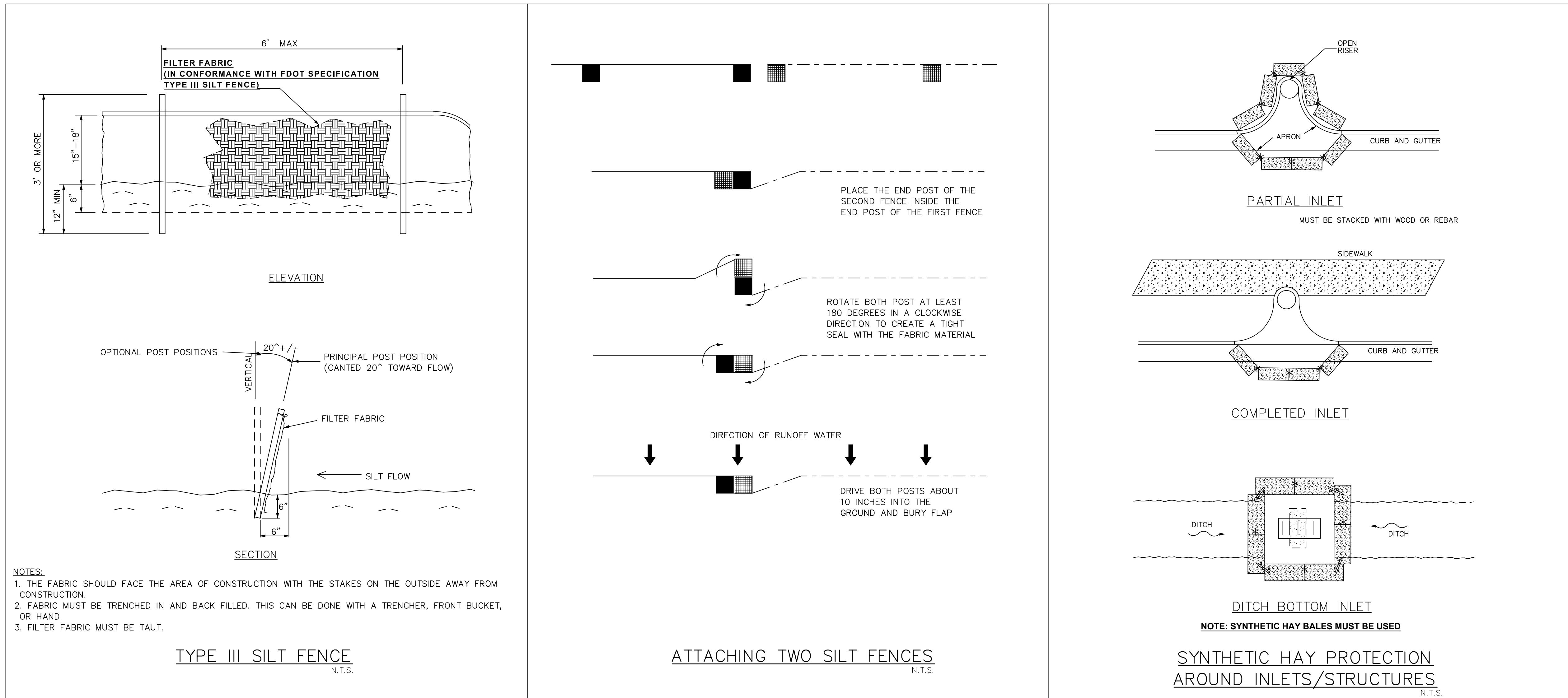
<p>GENERAL NOTES:</p> <p>1. ALL ELEVATIONS IN THESE PLANS REFERENCE NAVD 1988 VERTICAL DATUM.</p> <p>2. GEORGE F. YOUNG, INC. SHALL NOT HAVE AUTHORITY OVER THE SITE OR BUILDING CONTRACTOR'S WORK OR RESPONSIBILITIES. GEORGE F. YOUNG, INC. IS NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION OR SITE SAFETY PROCEDURES.</p> <p>3. THESE PLANS SHALL NOT BE USED FOR CONSTRUCTION UNLESS THEY BEAR A STAMP FROM INDIAN SHORES STATING THAT THEY HAVE BEEN APPROVED FOR CONSTRUCTION. PLANS WHICH ARE NOT STAMPED APPROVED SHALL BE CONSIDERED INTERIM AND SHALL NOT BE USED FOR CONSTRUCTION.</p> <p>4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS AND PAYING ALL PERMIT FEES REQUIRED TO CONSTRUCT THIS PROJECT. THE CONTRACTOR SHALL ALSO OBTAIN FROM THE OWNER COPIES OF ALL NECESSARY REGULATORY PERMITS AND LOCAL AGENCY PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ALL PERMITS MUST BE IN-HAND PRIOR TO CONSTRUCTION AND MUST BE KEPT ON SITE.</p> <p>5. PRIOR TO COMMENCEMENT OF ANY SITE WORK, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED BY THE INDIAN SHORES DEVELOPMENT SERVICES & REVIEW DIVISION. AT A MINIMUM, THE CONTRACTOR, ENGINEER (OR ENGINEER'S REPRESENTATIVE), AND MEMBERS OF THE INDIAN SHORES DEVELOPMENT REVIEW DIVISION SHALL BE PRESENT TO ADDRESS CONSTRUCTION REQUIREMENTS AND CONCERNs.</p> <p>6. THIS SET OF PLANS MAY CONTAIN SHEETS PREPARED BY OTHER PROFESSIONALS. GEORGE F. YOUNG, INC. IS NOT RESPONSIBLE FOR DRAWINGS PREPARED BY OTHER PROFESSIONALS.</p> <p>7. SURVEY INFORMATION INCLUDING, BUT NOT LIMITED TO EXISTING SITE GRADES AND ELEVATIONS, LOCATION OF EXISTING IMPROVEMENTS, EXISTING PIPE INVERTS, EASEMENTS, RIGHTS OF WAY, AND OTHER TOPOGRAPHIC OR SURVEY INFORMATION HAS BEEN PREPARED BY GEORGE F. YOUNG.</p> <p>8. CONTRACTOR SHALL VERIFY SITE BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION AND NOTIFY GEORGE F. YOUNG, INC. OF ANY DISCREPANCIES PRIOR TO SUBMITTING PRICES FOR ORDERING MATERIALS.</p> <p>9. ALL EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND OTHER UTILITIES MAY EXIST. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL SUNSHINE811 PRIOR TO ANY DEMOLITION, DIGGING, OR CONSTRUCTION ACTIVITIES. CONTRACTOR MUST HAVE EXISTING UTILITIES LOCATED BY UNDERGROUND LINE LOCATORS AND FIELD VERIFIED BY ON SITE PERSONNEL PRIOR TO ORDERING MATERIALS OR COMMENCING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED BY GEORGE F. YOUNG.</p> <p>10. PRIOR TO ORDERING ANY MATERIALS THE CONTRACTOR SHALL SUBMIT COPIES OF ALL SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL. THE ENGINEER'S APPROVAL OF SHOP DRAWINGS DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY CONCERNING ERRORS AND OMISSIONS. WHEN FIELD CONDITIONS MIGHT DEViations FROM THE REQUIREMENTS OF THESE PLANS OR OTHER CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING AT THE TIME OF SUBMISSION OF SHOP DRAWINGS. PRIOR TO SUBMISSION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO THOROUGHLY REVIEW SHOP DRAWINGS AND MATERIALS OR PRODUCT DATA FOR COMPLETENESS AND COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS. TO VERIFY ALL DIMENSIONS AND FIELD CONDITIONS, AND TO COORDINATE THE SHOP DRAWINGS WITH THE REQUIREMENTS FOR OTHER RELATED WORK.</p> <p>11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PROPERTY CORNERS AND SURVEY BENCHMARKS AND TO ACCURATELY REPLACE OR RESTORE THEM IF DAMAGED OR DISTURBED DURING CONSTRUCTION.</p> <p>12. IT SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE PROTECTION OF ADJACENT PROPERTIES AND EXISTING IN OR OFF SITE STRUCTURES, UTILITIES, AND OTHER IMPROVEMENTS TO REMAIN; AND IT SHALL BE SOLELY THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ANY DAMAGE CAUSED BY THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE PROJECT.</p> <p>13. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DEVELOP APPLICABLE BEST MANAGEMENT PRACTICES (BMP's) TO ENSURE THE CONTROL OF EROSION AND SEDIMENT, OFF-SITE TRACKING, SPILLS, SANITARY WASTE, FERTILIZERS & PESTICIDES, FUEL STORAGE, SOLID WASTE DISPOSAL, STORMWATER DISCHARGES, NON-STORMWATER DISCHARGES, AND HAZARDOUS WASTE. WHEN A SPILL IS ENCOUNTERED, CONSTRUCTION SHALL STOP AND WORK SHALL NOT RESUME UNTIL DIRECTED BY THE PROJECT ENGINEER. DISPOSITION OF HAZARDOUS WASTE, SOLID WASTE, OR SANITARY WASTE SHALL BE MADE IN ACCORDANCE WITH ANY REQUIREMENTS AND REGULATIONS OF ANY LOCAL STATE, OR FEDERAL AGENCY HAVING JURISDICTION.</p> <p>14. ALL WORK OR MATERIALS WHICH DO NOT CONFORM TO THE SPECIFICATIONS OF THE INDIAN SHORES' ENGINEERING DESIGN STANDARDS OR APPLICABLE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS SPECIFICATIONS OR ANY WORK PERFORMED WITHOUT AN INSPECTION BY A REPRESENTATIVE OF THE INDIAN SHORES' DEVELOPMENT SERVICES & REVIEW DIVISION IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.</p> <p>15. AT THE COMPLETION OF WORK, THE ENTIRE PROJECT SITE AND ANY ADJACENT AREAS AFFECTED BY CONSTRUCTION ACTIVITIES SHALL BE THOROUGHLY CLEANED AND DISTURBED AREAS SHALL BE RESTORED. THE CONTRACTOR SHALL AT A MINIMUM CLEAN ALL INSTALLED AND PRE-EXISTING STRUCTURES AND PIPELINES AFFECTED BY CONSTRUCTION; CLEAR ACCUMULATED SEDIMENTS FROM PONDS, SWALES, AND OTHER DRAINAGE FACILITIES; AND CLEAN ALL SIDEWALKS, GUTTERS, AND PAVED AREAS.</p> <p>16. RECENT FIRE FLOW TEST DATA SHALL BE UTILIZED BY SITE ENGINEER OF RECORD FOR DESIGN OF ANY REQUIRED FIRE PROTECTION SYSTEM(S). ANY NECESSARY PUBLIC SYSTEM EXTENSIONS SHALL BE PERFORMED BY THE CITY AT THE EXPENSE OF THE DEVELOPER.</p> <p>17. CITY FORCES WILL MAKE NECESSARY TAPS AND INSTALL THE WATER AND FIRE SERVICE UP AND INCLUDING THE REQUIRED BACKFLOW PREVENTION DEVICE AT THE EXPENSE OF THE DEVELOPER. THE CONTRACTOR IS REQUIRED TO SCHEDULE AND MAKE PAYMENT FOR NECESSARY CITY WORK THROUGH THE CITY'S WATER RESOURCES DEPARTMENT.</p> <p>GRADING NOTES:</p> <p>18. ALL TOPSOIL WITHIN THE PROPOSED LIMITS OF GRADING SHALL BE STRIPPED AND SHALL BE STOCKPILED ON-SITE IN AN APPROVED LOCATION FOR LATER USE DURING FINISHED GRADING AND LANDSCAPING ACTIVITIES. AFTER ALL LANDSCAPED AREAS HAVE BEEN BROUGHT TO FINISHED GRADE, ANY EXCESS SOILS SHALL BE DISPOSED OF OFF-SITE UNLESS OTHERWISE NOTED ON THE PLANS.</p> <p>19. ALL STOCKPILES SHALL BE STABILIZED TO PREVENT EROSION.</p> <p>20. COORDINATE THE SEQUENCING OF ALL CLEARING AND GRUBBING AND GRADING ACTIVITIES WITH THE EROSION CONTROL PLAN.</p> <p>21. ALL AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF 7 DAYS OR MORE SHALL BE STABILIZED WITH SEED AND MULCH OR OTHER ACCEPTABLE MEANS. FOR VEGETATED AREAS, PERMANENT VEGETATION SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF FINAL GRADING.</p> <p>22. LIMITS OF LAND CLEARING SHALL BE 5' OUTSIDE OF ALL AREAS TO BE GRADED OR NOT BEYOND THE PROPERTY LINES, WHICHEVER IS LESS. NO GRADING SHALL OCCUR OFF-SITE OR IN ANY ROAD RIGHT-OF-WAY WITHOUT PRIOR APPROVALS.</p> <p>23. THE CONTRACTOR SHALL EXCAVATE THE PROPOSED STORMWATER POND(S) OR AN APPROPRIATELY SIZED SEDIMENTATION BASIN AT THE COMMENCEMENT OF GRADING ACTIVITIES AND SHALL DIRECT SITE RUNOFF TO THESE LOCATIONS IN ORDER TO MINIMIZE OFFSITE RUNOFF.</p> <p>24. PROPOSED GRADING INDICATED ON THE PLAN ARE TO BE FINISHED GRADE. THE CONTRACTOR SHALL MAKE SUBGRADE ADJUSTMENTS FOR TOPSOIL, PAVING, BUILDING PAD, ETC.</p> <p>25. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL STORMWATER PONDS AND SWALES ARE CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. THE POND VOLUME SHALL BE WITHIN THREE PERCENT OF THE DESIGN VOLUME AND POND SIDE SLOPES SHALL NOT BE STEEPER THAN THAT SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY, AT NO ADDITIONAL COST TO THE OWNER, TO MAKE ANY NECESSARY ADJUSTMENTS IF THE STORMWATER PONDS OR SWALES ARE NOT CONSTRUCTED ACCURATELY.</p> <p>26. ALL GRADING ADJACENT TO EXISTING OR PROPOSED BUILDINGS SHALL BE SLOPED AWAY FROM THE STRUCTURES AT A MINIMUM OF 1.0% GRADE. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.</p> <p>27. THE MAXIMUM SLOPE IN HANDICAP PARKING AREAS SHALL NOT EXCEED 2.0% GRADE IN ANY DIRECTION. THE MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL IN ALL HANDICAP ACCESS ROADS SHALL NOT EXCEED 5.0% GRADE AND 2.0% CROSS SLOPE.</p> <p>28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING COMPACTION TESTING.</p> <p>29. COMPACTION TESTS SHALL BE TAKEN AT THE RECOMMENDATION OF THE ON-SITE GEOTECHNICAL ENGINEER, BUT AT A MINIMUM EVERY 500 SF OF BUILDING AREA OR 2,500 SQUARE FEET OF NON-BUILDING AREA PER 10'-12' LIFT (8' IN TRENCHES).</p> <p>30. AREAS WITH LIMITED SPACES SUCH AS FOR INSTALLATION OF MANHOLES, INLETS, OR UTILITY TRENCHES SHOULD BE BACKFILLED AND COMPACTED METHODICALLY, AT THE DIRECTION OF THE ON-SITE GEOTECHNICAL ENGINEER. STONE BACKFILL SHALL BE INSTALLED IN 12" LOOSE LIFTS AND COMPACTED WITH 6-8 PASSES OF A VIBRATORY COMPACTOR.</p> <p>31. SUBGRADE SHALL BE PROOF ROLLED WITH A HEAVILY LOADED DUMP TRUCK OR A 5-TON (STATIC DRUM WEIGHT) VIBRATORY ROLLER AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING FILL. ANY AREAS SHOWING SIGNS OF PUMPING, RUTTING, OR ANY UNSUITABLE (ORGANIC, SOFT, WET, LOOSE) MATERIAL FOUND IN PLACE SHALL BE UNDERCUT AND REPLACED, OR MOISTURE CONDITIONED AND COMPACTED TO THE SPECIFIED DENSITY AND MOISTURE CONTENT LISTED BELOW.</p> <p>32. ALL EXPOSED SUBGRADE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 24" AND RECOMPACTED TO 95% MOISTURE PROCTOR MAXIMUM DRY DENSITY AND WITHIN ±3.0% OF OPTIMUM MOISTURE CONTENT.</p> <p>33. IN THE EVENT THAT THE SUBGRADE IS AFFECTED BY INCLEMENT WEATHER OR CONSTRUCTION TRAFFIC AFTER IT HAS BEEN INITIALLY PREPARED THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING IT TO THE PROPER CONDITION PRIOR TO PLACING FILL.</p> <p>34. FILL MATERIAL SHALL HAVE THE FOLLOWING PROPERTIES: VIRTUALLY FREE OF ORGANICS, NO ROCK FRAGMENTS GREATER THAN 4" WITHIN 4' OF FINISH GRADE. THE FILL SHALL CONSIST OF FINE TO MEDIUM</p> <p>SEE EROSION CONTROL PLAN FOR ADDITIONAL CONSTRUCTION SEQUENCING NOTES.</p> <p>AS PART OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED AND MAINTAINED BY THE CONTRACTOR, THE SITE CONTRACTOR SHALL PREPARE A CONSTRUCTION SCHEDULE. THIS SCHEDULE SHALL INCLUDE THE DATE GRADING WILL BEGIN, THE EXPECTED DATE OF FINAL STABILIZATION, AND THE SCHEDULE FOR INSTALLATION AND MAINTENANCE OF SPECIFIC CONTROL MEASURES AS RELATED TO THE SCHEDULE OF CONSTRUCTION ACTIVITIES. IN CASE OF DISCREPANCIES, SEQUENCING OUTLINED IN THE SWPPP SHALL PREVAIL.</p> <p>EROSION CONTROL BEST PRACTICES:</p> <p>A. CONSTRUCTION ACTIVITIES SHOULD BE PLANNED IN PHASES WITH THE MINIMUM AMOUNT OF LAND DISTURBANCE NECESSARY TO DEVELOP OCCURRING IN EACH PHASE IN ORDER TO REDUCE THE EROSION POTENTIAL OF THE SITE.</p> <p>B. PERIMETER CONTROLS: SEDIMENT TRAPS, BASINS, DIVERSIONS, AND OTHER EROSION CONTROLS SHOULD BE INSTALLED PRIOR TO ANY LAND DISTURBANCE AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETE, FINAL STABILIZATION IS ESTABLISHED AND THE SITE INSPECTOR HAS APPROVED THEIR REMOVAL.</p> <p>C. CONSTRUCTION ENTRANCE/EXIT PADS SHOULD BE INSTALLED PRIOR TO ANY LAND DISTURBANCE ACTIVITIES AND SHOULD BE MONITORED REGULARLY FOR EFFECTIVENESS IN MINIMIZING OFFSITE SEDIMENT TRACKING.</p> <p>D. THE CONTRACTOR SHALL EXCAVATE THE PROPOSED STORMWATER POND(S) OR AN APPROPRIATE SIZE SEDIMENTATION BASIN AT THE COMMENCEMENT OF GRADING ACTIVITIES AND SHALL DIRECT SITE RUNOFF TO THESE LOCATIONS TO MINIMIZE OFFSITE RUNOFF.</p> <p>E. STORAGE AREAS, VEHICLE WASH DOWN AREAS, CONCRETE WASHOUT AREAS, WASTE COLLECTION AND DISPOSAL AREAS, AND OTHER POTENTIAL POLLUTION SOURCES SHOULD BE CLEARLY DELINEATED ON THE SITE WITH SIGNAGE SO THAT THEY CAN BE EASILY LOCATED AND UTILIZED.</p> <p>F. A RAIN-GAUGE SHALL BE MAINTAINED ON THE SITE TO MONITOR RAINFALL EVENTS.</p> <p>G. EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH 1/4-INCH RAINFALL EVENT AND AT LEAST ONCE A WEEK, AND IN ACCORDANCE WITH THE SWPPP AND ALL APPLICABLE STATE, FEDERAL, AND LOCAL REGULATIONS, ANY REQUIRED MAINTENANCE, REPAIRS, OR NECESSARY MODIFICATIONS TO THE EROSION CONTROL PLAN SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE SILT FENCE OR EROSION BARRIER.</p> <p>H. ALL AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF 7 DAYS OR MORE SHALL BE STABILIZED WITH SEED AND MULCH OR OTHER ACCEPTABLE MEANS. FOR VEGETATED AREAS, PERMANENT VEGETATION SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF FINAL GRADING.</p> <p>I. STOCKPILES AND EXCAVATED MATERIALS SHOULD NOT BE PLACED NEAR WETLANDS OR WATER BODIES AND SHOULD BE ENCRUCED WITH PROPER SEDIMENT CONTROLS. STOCKPILES SHOULD BE STABILIZED IF THEY ARE NOT TO BE USED FOR A PERIOD OF 7 DAYS OR MORE.</p> <p>K. SPECIAL CONSIDERATIONS SHOULD BE TAKEN WHEN CLAYS, MUCK, SILTS, AND OTHER FINE PARTICLES ARE PRESENT ON SITE AS THEY PRESENT A HIGHER RISK FOR EROSION AND TURBIDITY PROBLEMS. REFER TO GEOTECHNICAL REPORT AND RECOMMENDATIONS.</p> <p>INVESTIGATION AND MAINTENANCE:</p> <p>A. THE CONTRACTOR SHALL DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL INSTALLATION AND MAINTENANCE ON A 24 HOUR BASIS. THE SWPPP SHALL INCLUDE THE NAME AND PHONE NUMBER OF THE CONTRACTOR'S DESIGNATED REPRESENTATIVE.</p> <p>B. THE CONTRACTOR OR OTHER DESIGNATED INDIVIDUAL IS REQUIRED TO INSPECT AND MAINTAIN ALL CONTROLS WEEKLY AND WITHIN 24 HOURS AFTER A RAINSTORM EVENT IN EXCESS OF 1/2-INCH.</p> <p>C. THE DESIGNATED INSPECTOR MUST BE A QUALIFIED EROSION AND SEDIMENT CONTROL INSPECTOR AS DEFINED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.</p> <p>D. THE INSPECTOR SHALL BE RESPONSIBLE FOR MEETING THE FOLLOWING OBJECTIVES AT A MINIMUM:</p> <p>D.1 CONFIRM THAT ALL EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMPs HAVE BEEN PROPERLY INSTALLED AND MAINTAINED PER THE APPROVED EROSION CONTROL PLAN AND SWPPP.</p> <p>D.2 CONFIRM THAT EROSION IS BEING EFFECTIVELY CONTROLLED.</p> <p>D.3 CONFIRM THAT OFFSITE SEDIMENTATION IS BEING PREVENTED.</p> <p>D.4 CONFIRM THAT NO TURBIDITY IS BEING GENERATED IN RECEIVING WATERS.</p> <p>E. THE INSPECTOR SHALL IMMEDIATELY RECORD AND REPORT ALL INSPECTION FINDINGS AND CORRECTIVE ACTIONS TAKEN AS A RESULT OF THE INSPECTION. INSPECTION REPORTS SHALL BE SIGNED BY THE INSPECTOR AND CONTRACTOR AND RETAINED ON SITE FOR FUTURE REFERENCE AS NEEDED.</p> <p>F. INSPECTION REPORT FORMS SHALL BE A PART OF THE SWPPP AND SAMPLE FORMS CAN BE OBTAINED FROM THE FDEP.</p> <p>PROTECTION OF WETLANDS AND SURFACE WATERS:</p> <p>A. IT SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT THE WATER QUALITY OF DOWNSTREAM OR ADJACENT WETLANDS AND SURFACE WATERS IS PROTECTED DURING CONSTRUCTION ACTIVITIES. IN NO CASE SHALL TURBID OR POLLUTED WATERS BE DISCHARGED TO ON OR OFF SITE WETLANDS OR OTHER SURFACE WATERS.</p> <p>B. WHERE APPROPRIATE OR WHEN REQUIRED BY STATE, FEDERAL OR LOCAL AGENCIES, DOWNTREAM RECEIVING WATERS SHALL BE MONITORED THROUGHOUT CONSTRUCTION FOR TURBIDITY AND PH. A BACKGROUND SAMPLE SHALL BE TAKEN PRIOR TO COMMENCEMENT OF CONSTRUCTION.</p> <p>C. EROSION CONTROL AND TURBIDITY CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED IN ACCORDANCE WITH THE SWPPP. GENERAL BEST MANAGEMENT PRACTICES INCLUDE THE FOLLOWING:</p> <p>C.1 EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION;</p> <p>C.2 PERIMETER EROSION CONTROL AND TURBIDITY CONTROL DEVICES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE, FINAL STABILIZATION IS ESTABLISHED AND THE SITE INSPECTOR HAS APPROVED THEIR REMOVAL;</p> <p>C.3 EROSION CONTROL INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND EXISTING STORMWATER INLETS AND OUTFALL STRUCTURES. PROTECTION MEASURES SHALL BE EMPLOYED IMMEDIATELY UPON INSTALLATION OF THE STORMWATER STRUCTURES AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE;</p> <p>C.4 PROTECTIVE BUFFER AREAS OF WETLANDS AND SURFACE WATERS AS DELINEATED ON THESE PLANS OR AS REQUIRED BY STATE, FEDERAL OR LOCAL AGENCIES.</p> <p>E. STOCKPILES AND EXCAVATED MATERIALS SHOULD NOT BE PLACED NEAR WETLANDS OR WATER BODIES AND SHOULD BE ENCRUCED WITH PROPER SEDIMENT CONTROLS.</p> <p>F. PARKING AND MAINTENANCE AREAS FOR CONSTRUCTION EQUIPMENT SHALL BE DESIGNED TO PREVENT OIL, GREASE AND LUBRICANTS FROM DISCHARGING INTO SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTOR SHALL IMPLEMENT EFFECTIVE MEANS OF PREVENTING SUCH DISCHARGES, SUCH AS:</p> <p>F.1 ENCIRCLE AREAS WITH SILT FENCES OR SILT DIKES;</p> <p>F.2 CONSTRUCT SEDIMENT SUMPS WITHIN THE AREAS IN ORDER TO CONTAIN SPILLS;</p> <p>F.3 UTILIZE ABSORBENT FILTER PADS TO CLEAN UP SPILLS IMMEDIATELY AFTER ANY OCCURRENCE.</p> <p>G. INSPECT AND MAINTAIN ALL EROSION AND TURBIDITY CONTROLS WEEKLY AND WITHIN 24 HOURS AFTER A RAINSTORM EVENT IN EXCESS OF 1/2-INCH.</p> <p>CONTROL OF WIND EROSION:</p> <p>A. FUGITIVE DUST SHALL NOT BE ALLOWED TO LEAVE THE SITE WHILE UNDER CONSTRUCTION.</p> <p>B. BARE EARTH AREAS AND STOCKPILES SHALL BE WATERED, COVERED, OR VEGETATED TO PREVENT EROSION AND FUGITIVE DUST EMISSIONS. WATERING SHALL BE DONE DAILY, OR AT AN INTERVAL APPROPRIATE FOR MAINTAINING DUST CONTROL, BUT SHALL NOT CAUSE WATER EROSION OR TURBIDITY IN NEARBY WATER BODIES OR STORM SYSTEMS.</p> <p>C. CONSTRUCTION VEHICLE SPEED SHALL BE LIMITED IN CASES WHERE BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED.</p> <p>D. FOR AREAS TO ULTIMATELY BE VEGETATIVE, PERMANENT VEGETATION SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF FINAL GRADING.</p> <p>E. THE CONTRACTOR SHALL IMPLEMENT OTHER MEANS OF DUST CONTROL, SUCH AS DUST CONTROL FENCES, AS NECESSARY WHEN WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR FUGITIVE DUST EMISSIONS.</p> <p>ELECTRICAL, TELEPHONE, AND CABLE TV UTILITIES:</p> <p>GEORGE F. YOUNG, INC. IS NOT RESPONSIBLE FOR THE DESIGN OF ELECTRIC, TELEPHONE, OR CABLE TV UTILITIES, AND ANY INFORMATION PERTAINING TO THE DESIGN OR LOCATION OF THOSE UTILITIES IS SHOWN ON THE CIVIL DRAWINGS FOR GENERAL REFERENCE ONLY. REFER TO ELECTRICAL PLANS FOR ACTUAL LOCATIONS OF THESE UTILITIES AND FOR SPECIFIC NOTES AND INFORMATION.</p> <p>QUALITY CONTROL TESTING, INSPECTIONS AND APPROVALS</p> <p>1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO UNDERSTAND AND COMPLY WITH THE TESTING REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS AS WELL AS ANY AND ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT, TO PERFORM ALL NECESSARY QUALITY CONTROL TESTING, AND TO OBTAIN ANY NECESSARY INSPECTIONS AND APPROVALS OF WORK PERFORMED OR MATERIALS UTILIZED.</p> <p>2. THE CONTRACTOR SHALL PAY ALL COSTS ASSOCIATED WITH TESTING, INSPECTION, AND APPROVAL OF WORK AND SHALL PROVIDE TO THE OWNER AND ENGINEER THE REQUIRED CERTIFICATES FOR TESTING, INSPECTIONS, OR APPROVALS. ALL TEST RESULTS (PASSING AND FAILING) SHALL BE PROVIDED TO THE OWNER AND ENGINEER IMMEDIATELY UPON RECEIPT.</p> <p>3. TESTING SHALL INCLUDE AT A MINIMUM:</p> <p>a. CONCRETE AND ASPHALT PAVING QUALITY CONTROL TESTING INCLUDING DESIGN MIX REVIEW, MATERIALS, FIELD SLUMP AND AIR CONTENT, AND FIELD AND LAB CURED STRENGTH SAMPLES AND TESTING;</p> <p>b. PIPING AND STRUCTURAL EXCAVATION, BEDDING AND BACKFILL MATERIALS AND DENSITY TESTS;</p> <p>c. DETERMINATION OF COMPACTIVE EFFORT NEEDED FOR COMPLIANCE WITH THE DENSITY REQUIREMENTS;</p> <p>d. PRESSURE AND LEAKAGE TESTING AS REQUIRED FOR WATER DISTRIBUTION, SANITARY SEWER, AND STORM SEWER LINES;</p> <p>e. FOR ALL INSTALLED GRAVITY SANITARY SEWERS AND GRAVITY STORM SEWERS, THE CONTRACTOR SHALL HAVE INTERNAL TELEVISION INSPECTION PERFORMED BY A QUALIFIED SUBCONTRACTOR.</p> <p>4. THE CONTRACTOR SHALL CLEAN ALL INSTALLED LINES AND STRUCTURES PRIOR TO ANY TESTING PROCEDURES.</p> <p>5. ANY DESIGN OR TESTING LABORATORY UTILIZED BY THE CONTRACTOR SHALL BE AN INDEPENDENT LABORATORY ACCEPTABLE TO THE OWNER AND THE ENGINEER, AND SHALL BE APPROVED IN WRITING BY THE ENGINEER PRIOR TO BEGINNING WORK. THE LAB SHALL COMPLY WITH THE LATEST EDITION OF THE "RECOMMENDED REQUIREMENTS FOR INDEPENDENT LABORATORY QUALIFICATION", PUBLISHED BY THE AMERICAN COUNCIL OF INDEPENDENT LABORATORIES.</p> <p>AS-BUILT DRAWING REQUIREMENTS:</p> <p>1. UPON COMPLETION OF THE PERMIT WORK, AND PRIOR TO REQUESTING A FINAL CERTIFICATE OF OCCUPANCY OR COMPLETION, THE ENGINEER OF RECORD WILL NEED TO SUBMIT A SIGNED AND SEALED SITE CERTIFICATION LETTER (REFERENCING THE BUILDING PERMIT APPLICATION NUMBER AS WELL AS THE SITE ADDRESS) AND TWO COMPLETE SETS OF SIGNED AND SEALED CIVIL SITE AS BUILT RECORD DRAWINGS WHICH SHOW THE LOCATIONS AND INVERT ELEVATION OF ALL NEW AND MODIFIED SITE UTILITIES, FINAL PAVEMENT GRADES, BUILDING FLOOR ELEVATIONS, SIDEWALK ELEVATIONS, ETC. TO ACCURATELY DOCUMENT THAT ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED IN SUBSTANTIAL CONFORMANCE WITH THE CITY APPROVED PLANS, SPECIFICALLY NOTING ANY DEVIATIONS. ***NOTE THAT A FINAL SURVEY DOES NOT MEET THE REQUIREMENT FOR THE RECORD DRAWINGS. RECORD SURVEY INFORMATION MUST BE TRANSFERRED ONTO THE CIVIL PLAN SET SHOWING ALL DEVIATIONS AND THE RECORD CIVIL DRAWINGS MUST BE SIGNED AND SEALED BY THE ENGINEER OF RECORD.</p> <p>2. THE AS-BUILT INFORMATION IS TO INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:</p> <p>a. SPECIFY THE HORIZONTAL AND VERTICAL DATUM REFERENCED. DATUM SHALL BE THE SAME AS THAT UTILIZED IN THESE CONSTRUCTION PLANS;</p> <p>b. WHERE THE PLANS CONTAIN SPECIFIC HORIZONTAL LOCATION AND/OR VERTICAL ELEVATION DATA, THE AS-BUILT DRAWINGS SHALL SHOW THE CORRESPONDING HORIZONTAL LOCATION AND/OR VERTICAL ELEVATION AS MEASURED IN THE FIELD;</p> <p>c. FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES;</p> <p>d. FOR ROADWAY AND DRIVE AISLES, PROVIDE PAVEMENT WIDTH AND ELEVATIONS AT THE CENTERLINE AND EDGE OF PAVEMENT EVERY 100 FEET PLUS ALL CHANGES IN LONGITUDINAL SLOPE OR CROSS SLOPE, AT INLET LOCATIONS, AND AT ALL DRIVEWAY AND STREET INTERSECTIONS;</p> <p>e. FOR PARKING LOTS, RECORD CENTERLINE AND EDGE OF PAVEMENT ELEVATIONS ALONG ALL DRIVE AISLES AND ISLANDS AND SHOW THE DEPTH AND WIDTH OF PARKING STALLS;</p> <p>f. PROVIDE HORIZONTAL AND VERTICAL MEASUREMENTS FOR ALL PARKING AREAS AND SIDEWALK RAMPS DESIGNATED AS HANDICAP ACCESSIBLE AREAS IN ORDER TO VERIFY REQUIRED WIDTHS AND SLOPES HAVE BEEN MET;</p> <p>g. STORMWATER DRAINAGE SYSTEMS (BOTH OPEN CONVEYANCE AND PIPED SYSTEMS) INCLUDING DIMENSIONS, ELEVATIONS, CONTOURS AT ONE FOOT INTERVALS, AND CROSS SECTIONS OF OUTFALL CONTROL STRUCTURE(S);</p> <p>h. STORMWATER CONTROL STRUCTURE INFORMATION (INCLUDING BOX STRUCTURES, FLUMES, AND SPILLWAYS) SHALL INCLUDE DIMENSIONS AND ELEVATIONS OF ALL PIPES, WEIRS, SLOTS, ORIFICES, GRATES, AND SKIMMERS, AS SHOWN ON CONSTRUCTION DETAILS AS A MINIMUM;</p> <p>i. FOR ALL STORMWATER PONDS AND OPEN CONVEYANCE SYSTEMS, PROVIDE TOP OF BANK ELEVATIONS, BOTTOM ELEVATIONS, AND HORIZONTAL DIMENSIONS MEASURED AT LOCATIONS AS SHOWN ON THE CONSTRUCTION PLANS. A MINIMUM OF 10 LOCATIONS PER POND WILL BE REQUIRED AND MORE MAY BE NECESSARY TO ACCURATELY SHOW THE FOOTPRINT AND VOLUME OF THE POND. HORIZONTAL POND DIMENSIONS ARE ALSO TO BE TIED TO PROPERTY CORNERS, EASEMENTS, RIGHTS-OF-WAY, OR OTHER POINTS ON THE PROPERTY;</p> <p>j. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS INCLUDING STRUCTURE TOPS, INVERT</p> <p>FOT CONSTRUCTION NOTES FOR DEVELOPMENT</p> <p>1. WHEN WORK ASSOCIATED WITH ROADWAY MODIFICATIONS AND/OR SITE DEVELOPMENT, CONTRACTOR IS REQUIRED TO HAVE A PRE-CONSTRUCTION MEETING WITH THE FOT INSPECTOR TWO (2) WEEKS PRIOR TO ANY WORK IN FOT RIGHT-OF-WAY.</p> <p>2. ALL TEMPORARY PEDESTRIAN PATHWAYS MUST BE FIRM AND UNYIELDING. NO PEDESTRIAN PATHWAY IS TO BE REMOVED, BLOCKED, OR DISTURBED WITHOUT HAVING SUFFICIENT DESIGNATED TEMPORARY PEDESTRIAN PATHWAY WITH MAINTENANCE OF TRAFFIC SIGNS (FOT STANDARD INDEX 102-660) IN-PLACE PRIOR TO FOT PATHWAY BEING AFFECTED.</p> <p>3. THE PERMITTEE/CONTRACTOR SHALL COORDINATE WITH FOT INSPECTOR IN ADVANCE OF ANY CONCRETE PLACEMENT OPERATION.</p> <p>4. ANY CURB AND GUTTER THAT IS RECONSTRUCTED OR INSTALLED WITHIN FOT RIGHT-OF-WAY SHALL MEET MINIMUM STANDARDS OF FOT STANDARD INDEX 520-001 (CURB AND GUTTER).</p> <p>5. ANY SIDEWALK FRONTING THE PROPERTY THAT IS CRACKED, DAMAGED, OR UNSTABLE AND IS CREATING AN ADA TRIP HAZARD MUST BE REPAVED BY SECTION AND MEET THE MINIMUM STANDARDS OF FOT STANDARD INDEX 522-001 (CONCRETE SIDEWALK) AND 522-002 (DETECTABLE WARNINGS AND CURB RAMPS).</p> <p>6. ANY FLARED DRIVEWAY THAT IS RECONSTRUCTED OR INSTALLED WITHIN FOT RIGHT-OF-WAY SHALL MEET MINIMUM STANDARDS OF FOT STANDARD INDEX 522-003 (CONCRETE FLARED DRIVEWAYS).</p> <p>7. ALL NON-STRUCTURAL CONCRETE PLACED IN THE RIGHT-OF-WAY SHALL BE A MINIMUM OF 6 INCHES THICK AND MEET THE REQUIREMENTS OF SECTION 347 OF THE FOT STANDARD SPECIFICATION.</p> <p>8. PROVIDE DELIVERY TICKETS WITH ALL THE REQUIRED DETAILS AS OUTLINED IN THE FOT STANDARD SPECIFICATION 347-4.1.</p> <p>9. CONCRETE SHALL BE PLACED AND CURED IN A MANNER THAT MEETS FOT STANDARD SPECIFICATION REQUIREMENTS TO ACHIEVE PROPER STRENGTH AND DURABILITY CHARACTERISTICS.</p> <p>10. ANY CURB OR SIDEWALK DAMAGED AS A RESULT OF WORK PERFORMED BY THE PERMITTEE OR CONTRACTOR SHALL BE REMOVED AND REPLACED PER FOT SPECIFICATIONS.</p> <p>11. ANY SIDEWALK DISTURBED WILL BE REPLACED BY SECTION WITHIN 72 HOURS PER FOT SPECIFICATIONS LIST (NON-PROPRIETARY).</p> <p>12. ALL CONSTRUCTION AND/OR MAINTENANCE IN FOT RIGHT-OF-WAY SHALL CONFORM TO THE FHWA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). FOT STANDARD PLANS FOR ROAD CONSTRUCTION, FOT STANDARD SPECIFICATIONS FOR RAND AND BRIDGE CONSTRUCTION, FOT FLORIDA DESIGN MANUAL, AND THE FOT DRAINAGE MANUAL.</p> <p>13. NO LANE CLOSURE OF ANY STATE ROADWAY IS ALLOWED WITHOUT 48-HOUR ADVANCE NOTICE AND APPROVAL FROM FOT.</p> <p>14. LANE CLOSURES MUST BE LIMITED TO SUNDAY THROUGH THURSDAY, 9:00 PM TO 5:30 AM, UNLESS OTHERWISE APPROVED BY FOT.</p> <p>15. NO WORK SHALL BE PERFORMED DURING THE WEEK OF ANY STATE OR FEDERAL HOLIDAY UNLESS OTHERWISE APPROVED BY FOT.</p> <p>16. WORK REQUIRING LANE OR SIDEWALK CLOSURE SHALL BE PERFORMED DURING SPRING BREAK ON SR 699 (GULF BOULEVARD). SPRING BREAK IS IDENTIFIED AS MARCH 1 THROUGH THE FIRST MONDAY FOLLOWING EASTER. DURING THIS TIME, LANE AND SIDEWALK CLOSURES ON ALL STATE ROADWAYS THAT LEAD TO SR 699 (GULF BOULEVARD) WILL BE RESTRICTED TO NIGHT WORK, SUNDAY THROUGH THURSDAY, 9:00 PM TO 5:30 AM. OPEN CUTTING OF ANY ROADWAY, DRIVEWAY, OR SIDEWALK OUTSIDE THOSE LIMITS IDENTIFIED WITHIN THE PERMIT IS NOT ALLOW</p>									
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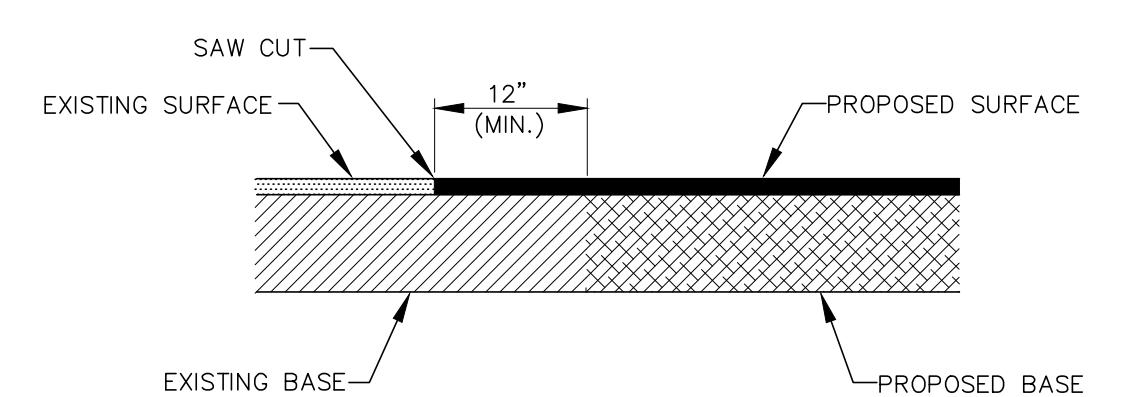




PARKING STALL (STANDARD DUTY ASPHALT)	
(A)	2" ASPHALTIC CONCRETE TYPE "SP-9.5"**
(B)	8" LIMEROCK COMPAKTED TO 98% MIN. DENSITY PER AASHTO T-180, LBR-100**
(C)	12" STABILIZED SUBGRADE LBR-40, 95% MIN. DENSITY PER AASHTO T-180
(D)	FILL MATERIAL SHALL BE COMPAKTED TO A MINIMUM DENSITY OF 95% MODIFIED PROCTOR MAXIMUM DRY DENSITY IN MAXIMUM OF 12" LIFTS

* TACK COAT REQUIRED WITH MULTIPLE LIFTS.
** CRUSHED CONCRETE MAY BE USED AS AN ALTERNATE BASE

TYPICAL PAVEMENT SECTION N.T.S.



**EXIST. TO PROPOSED
ASPHALT TIE-IN**

NO.	BY	DATE	DESCRIPTION	NO.	BY	DATE	DESCRIPTION	INITIALS	DATE	PREPARED FOR:	FLA GOLF WEST FLORIDA, INC.	George F. Young, Inc.	INDIAN PASS VILLAGE	JOB NO.
REVISED				REVISED				DESIGN			19455 GULF BOULEVARD	299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FL 33701	INDIAN PASS VILLAGE	24007800SC
								DRAWN			19455 GULF BOULEVARD	PHONE: (727) 822-3177 WWW.GEORGEFYOUNG.COM	DETAILS	24007800SC
								CHECKED			19455 GULF BOULEVARD	ENGINEERING, CERTIFIED OF RECORD, PLATINUM NUMBER 21	DETAILS	24007800SC
								QUALITY CHK			19455 GULF BOULEVARD	CIVIL, TRANSPORTATION, SUBSURFACE & STRUCTURAL ENGINEERING	DETAILS	24007800SC
								SCALE			19455 GULF BOULEVARD	ECOLOGY GIS PLANNING SURVEYING	DETAILS	24007800SC



NOTE: ALL NON-FEDERAL DETAILS ARE TO BE UTILIZED ONLY WITHIN THE PROPERTY

RESOLUTION NO. 16 - 2025

A RESOLUTION OF THE TOWN OF INDIAN SHORES, FLORIDA, ADOPTING A PRIVATE PROVIDER FEE FOR THE BUILDING DEPARTMENT; ADOPTING FINDINGS WITH RESPECT TO THE REASONABLENESS OF SUCH FEES; PROVIDING FOR REPEAL OF RESOLUTIONS OR PARTS OF RESOLUTIONS INCONSISTENT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Town of Indian Shores, Florida, (“Town”) is a municipal corporation located within Pinellas County; and

WHEREAS, the Town maintains a Building Department that reviews and accepts permit applications and site plans, provides inspections in accordance with the Town Code of Ordinances and the Florida Building Code, and routinely charges fees for the Building Department Services; and

WHEREAS, Section 553.791(2)(b), Florida Statutes, allows a property owner or a contractor to retain a private provider for the purpose of plans review or building inspection services; and

WHEREAS, the Town’s Building Department must reduce the permit fee by the amount of cost savings realized for not having to perform these services; and

WHEREAS, the reduction may be calculated on a flat fee or percentage basis; and

WHEREAS, the Building Department’s fee schedule must be amended to include a private provider reduction in fee; and

WHEREAS, Section 18-54 and Section 18-125 requires that the Town Planning, Zoning, and Building Committee review and set the site plan review and building permit fee schedule in addition to allowing for approval by the Town Council.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF INDIAN SHORES, FLORIDA, AS FOLLOWS:

Section 1. That the Town Council hereby finds the above statements to be true and correct and incorporated as a material part of this Resolution.

Section 2. That a Private Provider Fee consisting of the combined cost of all plan reviews and inspections reduced by 25% shall be added to the fee schedule is hereby ratified.

Section 3. All other permit fees shall remain in full force and effect until changed or amended by further Resolution of the Town Council.

Section 4. That if any provision of this Resolution is found to be invalid or unenforceable as a matter of law by a court of competent jurisdiction, the offending provision(s) shall be severed, and the remainder shall continue in full force and effect.

Section 5. That all Resolutions or portions of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. That this Resolution shall become effective immediately upon passage and adoption in the manner provided by law.

The above and foregoing Resolution, upon Motion by _____ and seconded by _____, was duly approved and adopted at a regular Town Council meeting held on the _____ day of _____, 2025.

Voting in favor of the Resolution:

Voting in opposition to the Resolution: **Absent:** **Abstaining:**

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF INDIAN
SHORES, FLORIDA, THIS _____ DAY OF _____, 2025.

ATTEST:

Diantha Schear
Mayor

Freddie Lozano, CMC
Town Clerk